

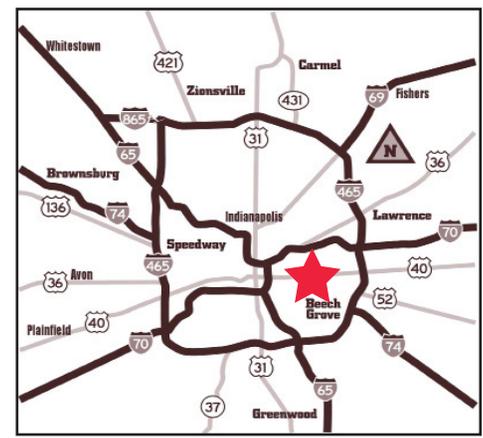
FOR LEASE or GROUND LEASE | FREESTANDING 12,585 SF on 1.01 AC

STOPLIGHT CORNER WITH MULTIPLE ACCESS POINTS MINUTES FROM DOWNTOWN

SITE OVERVIEW



3808 E. Washington Street, Indianapolis, IN 46201



PROPERTY HIGHLIGHTS:

- Freestanding 12,585 SF retail space on 1.01 AC
- Shared stoplight with Save A Lot; minutes from downtown
- North and south access from Sherman Drive
- Located on highly trafficked Washington Street that is Indy's main east/west thoroughfare with access to two IndyGo bus routes

DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population:	19,323	118,081	264,639
Households:	7,701	52,035	113,303
Avg. HH Income:	\$60,554	\$87,773	\$80,514
Employees:	8,475	95,585	210,980



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ZOOM IN
AERIAL

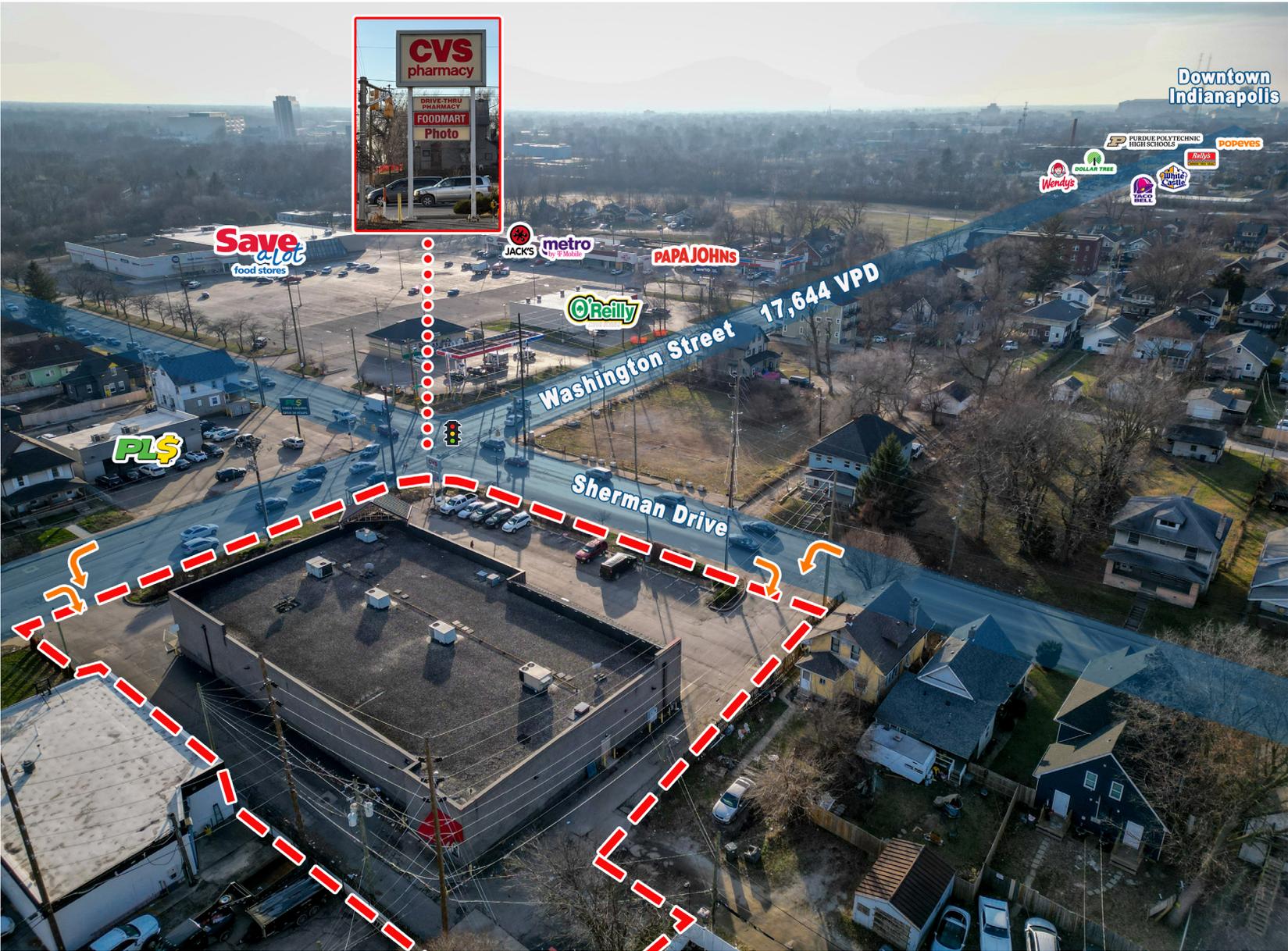
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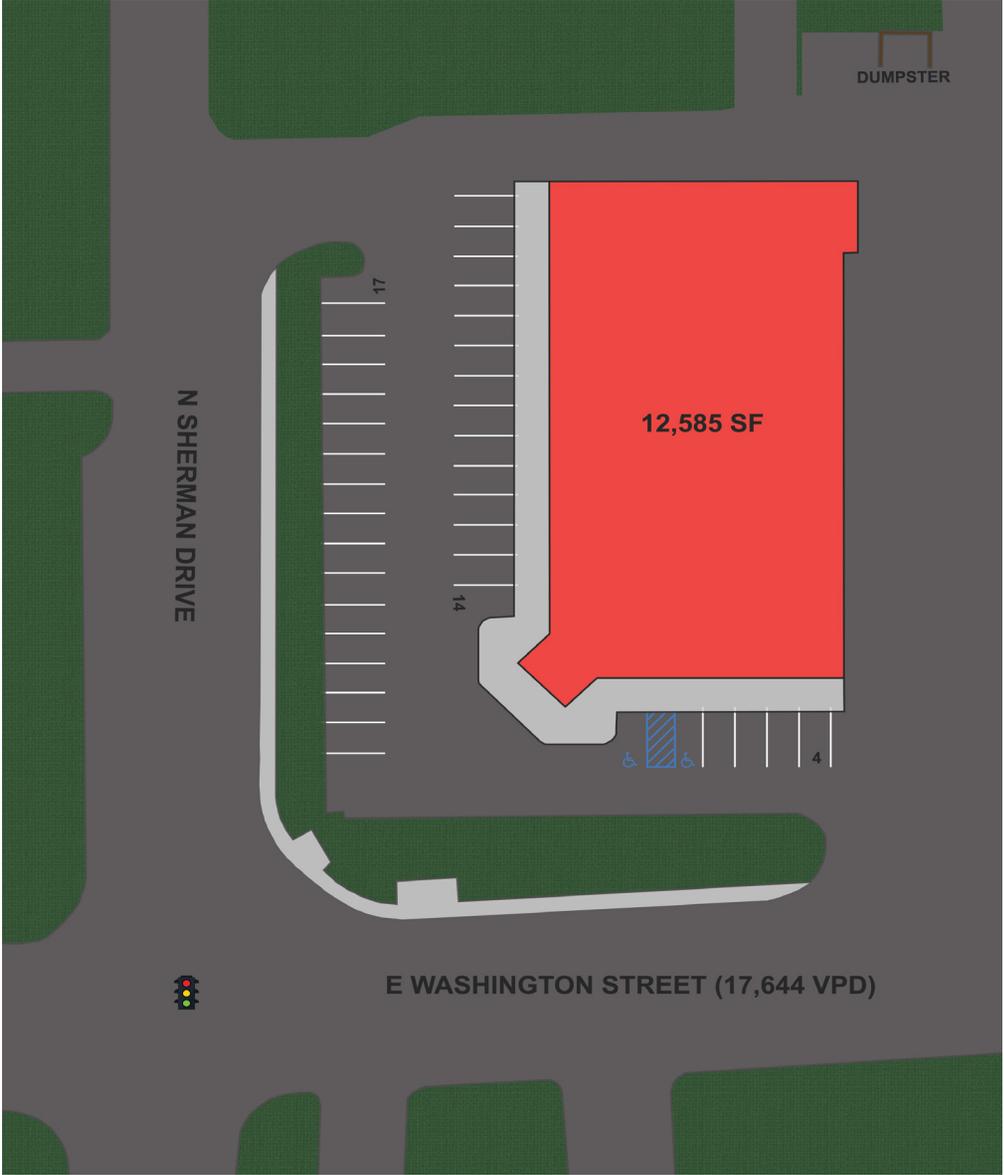
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SITE PLAN

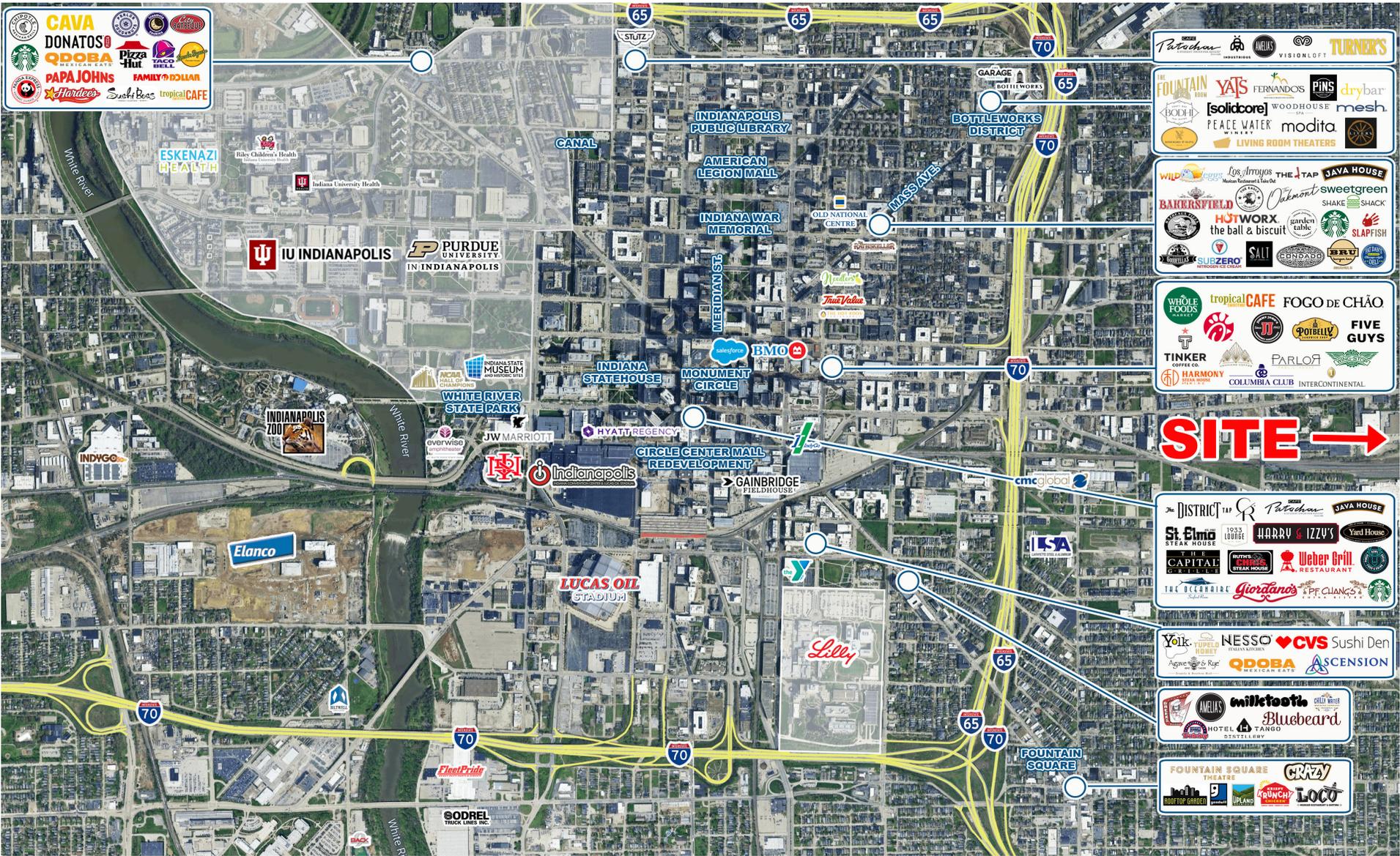
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